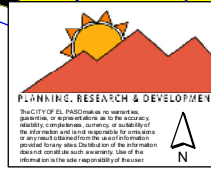


ZON04-00090



Subject Property

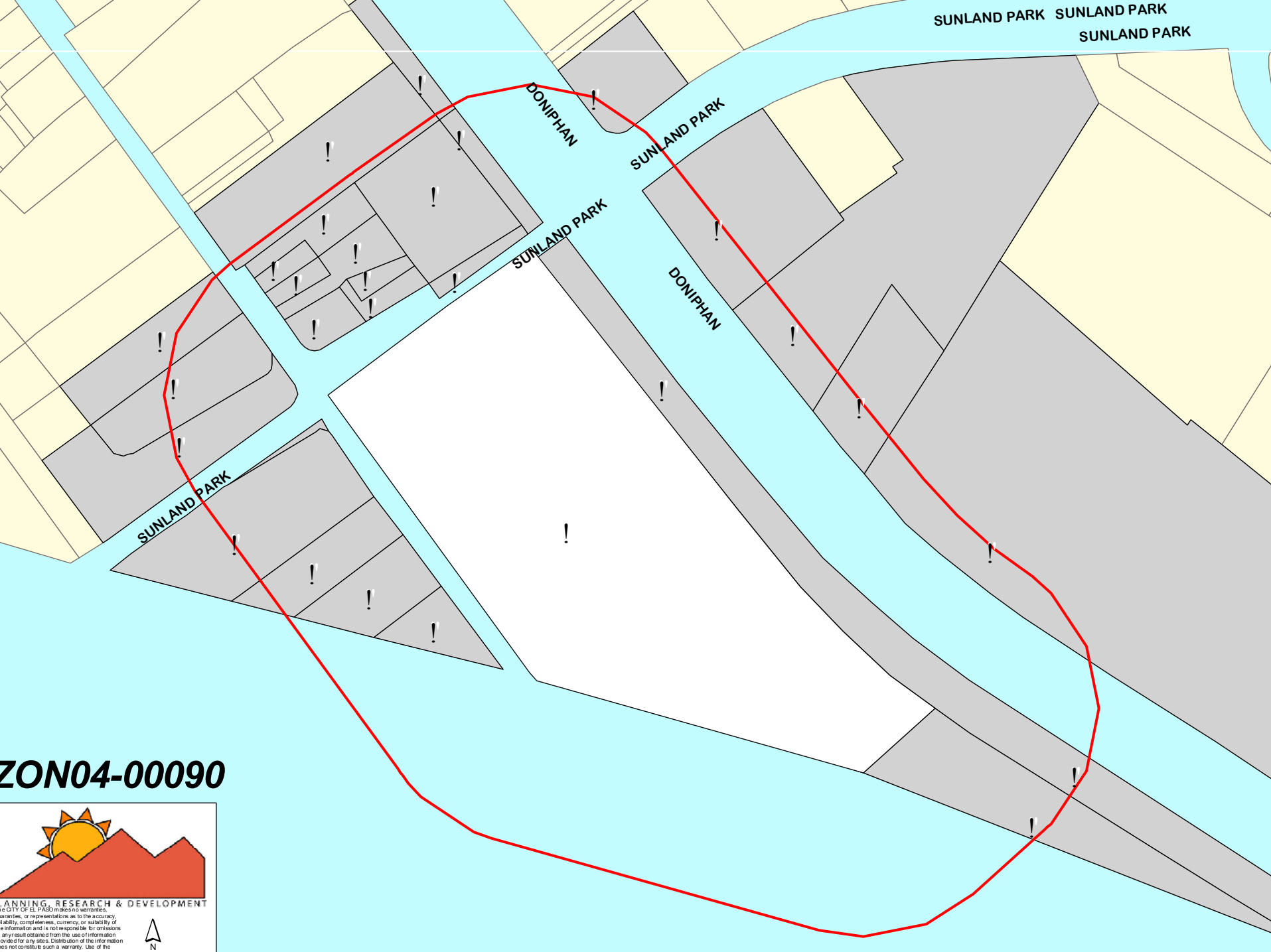
DONIPHAN

New Mexico State Line

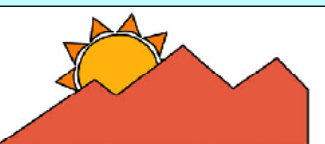
Outside of City Limits

ZON04-00090






ZON04-00090



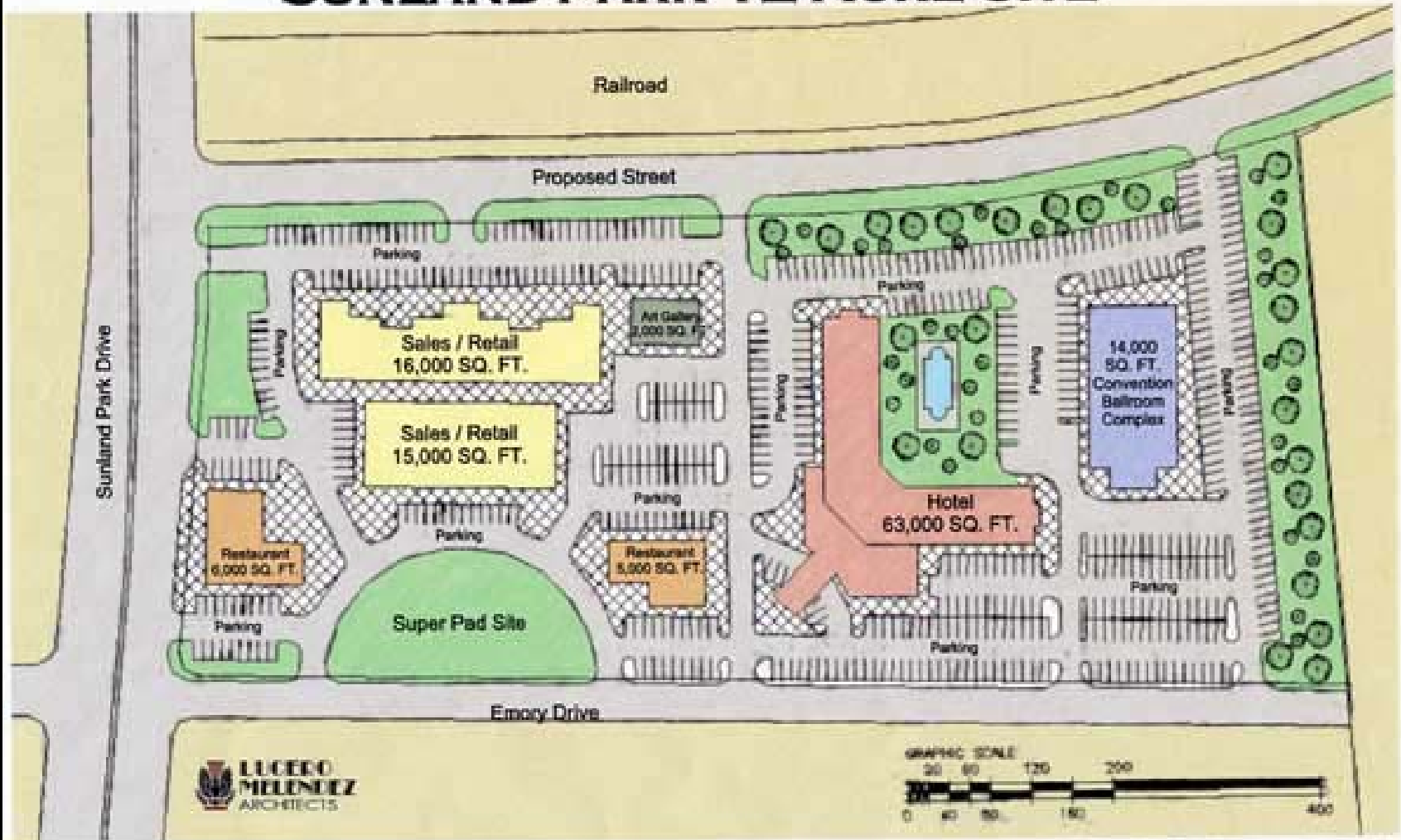
PLANNING, RESEARCH & DEVELOPMENT

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SUNLAND PARK 12 ACRE SITE



LAND USE ANALYSIS

SALES / RETAIL	31,000 SQ FT	155	PARKING SPACES REQUIRED	160	PARKING SPACES PROVIDED
ART GALLERY	2,000 SQ FT	10	PARKING SPACES REQUIRED	10	PARKING SPACES PROVIDED
CONVENTION / BALLROOM	14,000 SQ FT	140	PARKING SPACES REQUIRED	185	PARKING SPACES PROVIDED
HOTEL	63,000 SQ FT	205	PARKING SPACES REQUIRED	205	PARKING SPACES PROVIDED
TOTAL	110,000 SQ FT	510	TOTAL	560	TOTAL



ZON04-00090



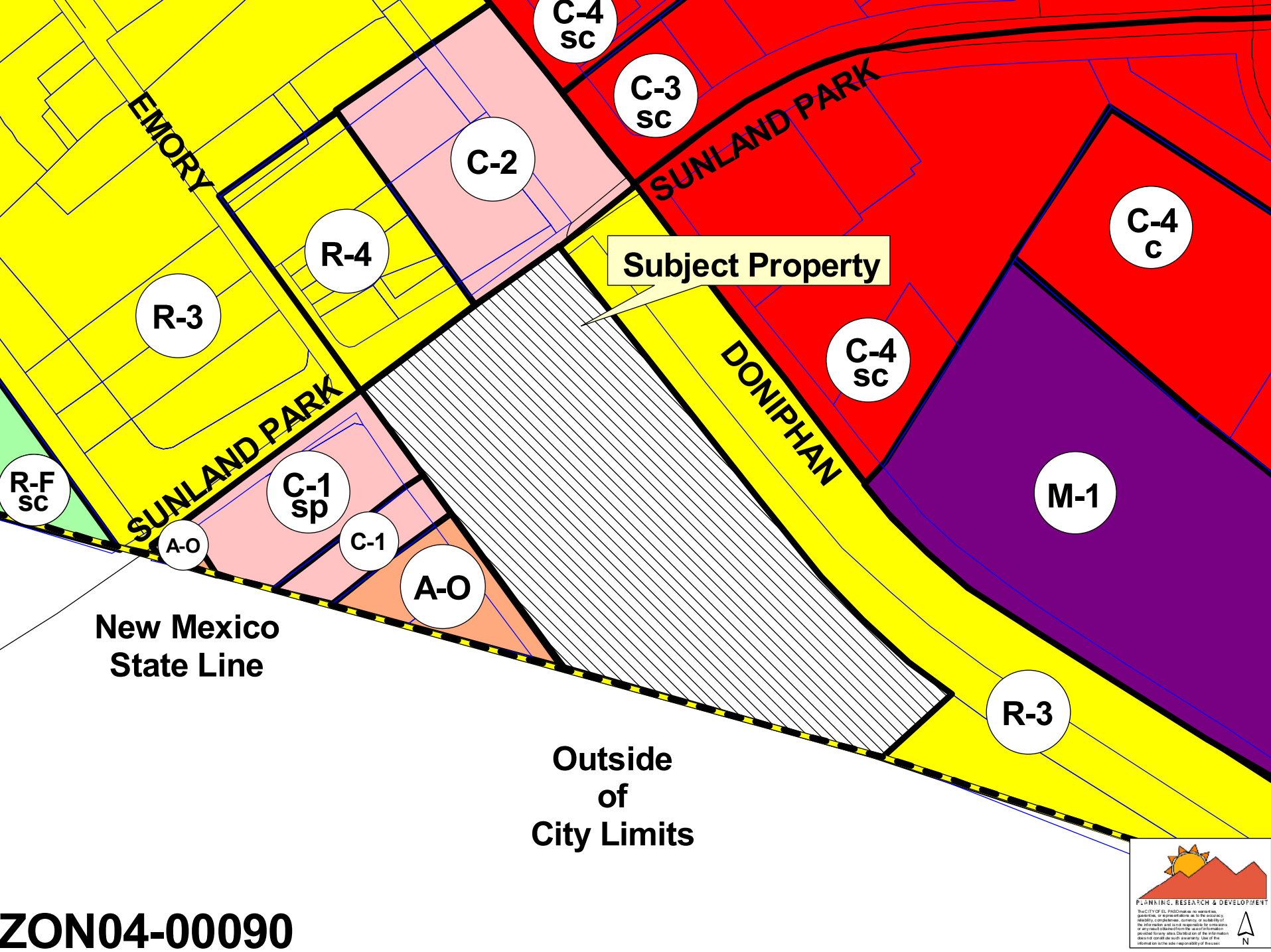
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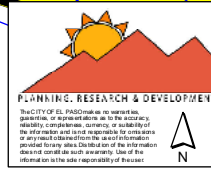


ZON04-00090





ZON04-00090



ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 2, BLOCK 1, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (SUNLAND PARK DRIVE SOUTH OF DONIPHAN DRIVE) FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tract 2, Block 1, Upper Valley Surveys, El Paso, El Paso County, Texas*, be changed **from R-3 (Residential) to C-3 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning **R-3 (Residential) to C-3 (Commercial)** in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. *Prior to the issuance of any building permits, a detailed site plan shall be reviewed and approved per the El Paso Municipal Code.*
2. *The following uses shall be prohibited: automotive repair garage; automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service; trailer, mobile home, travel trailer and recreational vehicle sales, display and repair; travel trailer or mobile home parks; and apartments.*

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

(signatures on the following page)

PASSED AND APPROVED this 7th day of September, 2004.

THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

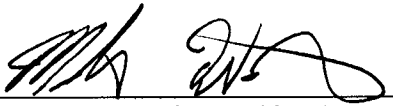


Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2004,
by JOE WARDY as MAYOR of THE CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:
